

1101 N MAIN STREET
ANDERSON, SC



PROPERTY FEATURES

- Credit Tenant (Wells Fargo) occupies (49.6%) First Floor: 8,422 FSF
- 2nd Floor: 8,555 SF
- Entire City Block
- Priced Below Replacement Cost
- Total Building RSF: 16,977 SF
- Zoning: C-1
- Ample On-Site Parking on 2.18 Acres
- Price: \$2,750,000



Laurens Nicholson, CCIM, SIOR

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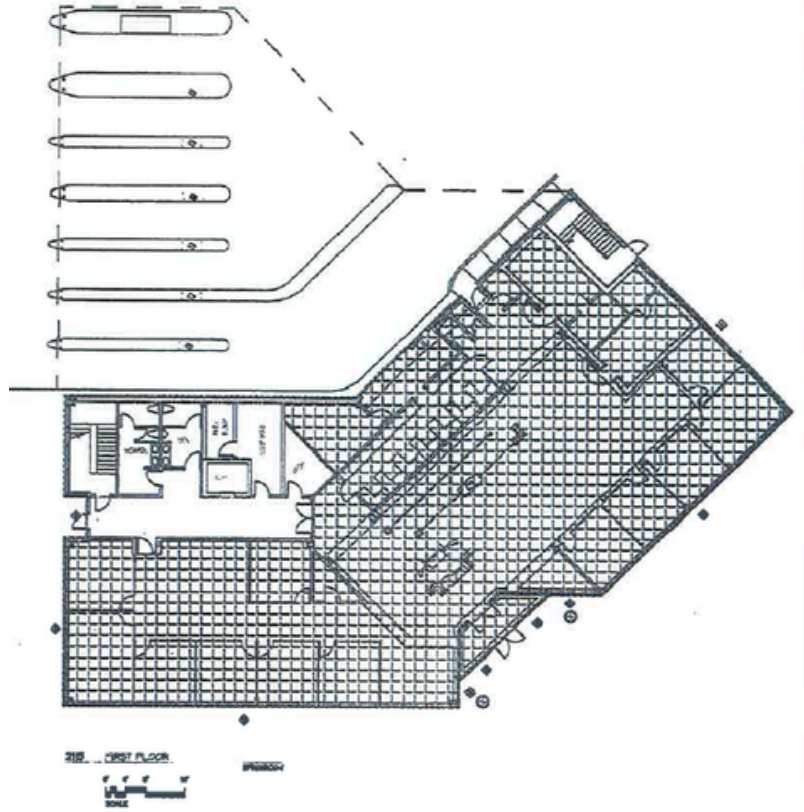
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DISCLOSURE: Wells Fargo Maintains a ROFR

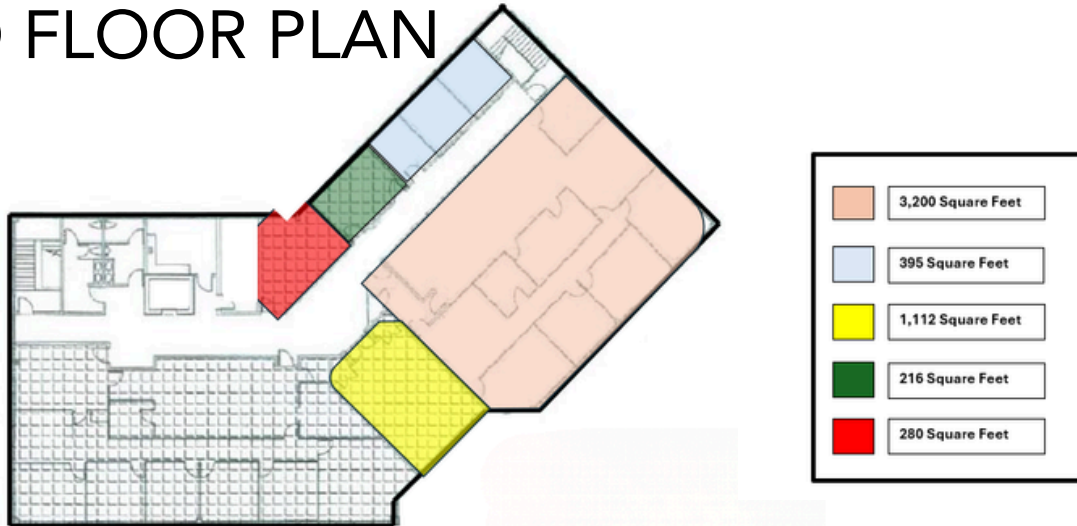
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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WINDSOR AUGHTRY

COMMERCIAL GROUP

OFFICE SPACE FOR LEASE

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